



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

RECEIVED  
Department of Planning & Zoning

JAN 30 2015

Zoning Evaluation Division

December 3, 2014

Gita D. Kumar  
Peek A Boo Child Care Inc.  
5642 Powers Lane  
Centreville, VA 20120

Re: Special Exception Application SE 2014-SU-044

Dear Ms. Kumar:

At a regular meeting of the Board of Supervisors held on December 2, 2014, the Board approved Special Exception Application SE 2014-SU-044 in the name of Gita D. Kumar/Peek A Boo Child Care Inc. The subject property is located at 5642 Powers Lane, on approximately 4,334 square feet of land, zoned PDH-8, HC and WS in the Sully District [Tax Map 54-4 ((26)) 201]. The Board's action permits a home child care facility, pursuant to Section 6-105 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the home child care use indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. Any plan or permit submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat dated February 28, 2014, (the House Location Survey entitled "Sully Manor Section 2, Lot 202") consisting of one sheet prepared by Dominion Engineers, Inc, and these conditions. Minor modifications to the approved special exception plat may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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Office of the Clerk to the Board of Supervisors  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

4. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
6. The hours of operation for the home child care facility shall not exceed 6:00 a.m. to 7:30 p.m.
7. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, with the hours of such attendance limited to 6:00 a.m. to 7:30 p.m.
8. The dwelling that contains the home child care facility shall be the primary residence of the provider.
9. The existing two-car garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care.
10. There shall be no signage associated with the home child care facility.
11. All outdoor play equipment shall conform to all applicable state regulations and standards.
12. Approval of this use is contingent upon maintenance of a state license for the Home Child Care for 12 children.
13. All pick-up and drop-off of children shall take place in the driveway.

This approval, contingent on the above noted conditions, shall not relieve the application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as outlined above.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova  
Supervisor Michael Frey, Sully District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay  
Michael Davis, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation



COUNTY OF FAIRFAX  
 Department of Planning and Zoning  
 Zoning Evaluation Division  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No:

SE 2014-SU-014  
 (Staff will assign)

RECEIVED  
 Department of Planning & Zoning

JUL 16 2014

Zoning Evaluation Division

## APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME	GITA D KUMAR Peak A. Rao Child Care	
	MAILING ADDRESS	5642 Powers Lane, Centreville, VA 20120	
	PHONE HOME ( )	703 266 0223	WORK ( ) 703 266 0223
	PHONE MOBILE ( )	703 266 0223	EMAIL GITAS CARE@AOL.COM
PROPERTY INFORMATION	PROPERTY ADDRESS	5642 Powers Lane, Centreville, VA 20120	
	TAX MAP NO.	0544260201	SIZE (ACRES/SQ FT) 4.334
	ZONING DISTRICT	PDH-8 HC WS	MAGISTERIAL DISTRICT Sully
	ZONING ORDINANCE SECTION		
SPECIAL EXCEPTION REQUEST INFORMATION	PROPOSED USE	HOME CHILD CARE FACILITY	
	NAME		
AGENT/CONTACT INFORMATION	MAILING ADDRESS		
	PHONE HOME ( )		WORK ( )
	PHONE MOBILE ( )		EMAIL
MAILING	Send all correspondence to (check one): <input checked="" type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact		

The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

TYPE/PRINT NAME OF APPLICANT/AGENT

GITA D. KUMAR

SIGNATURE OF APPLICANT/AGENT

SE 2014-0118

DO NOT WRITE IN THIS SPACE

Date Application accepted: July 16, 2014 Application Fee Paid: \$ 435.00

**SE 2014-SU-044**  
**Zoning Application Closeout Summary Report**

Printed: 1/28/2015

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**General Information**

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APPLICANT: GITA D. KUMAR / PEEK A BOO CHILD CARE INC.  
DECISION DATE: 12/02/2014  
CRD: NO  
HEARING BODY: BOS  
SUPERVISOR DISTRICT:  
ACTION: APPROVE  
STAFF COORD: WILLIAM O'DONNELL  
DECISION SUMMARY:

ON DECEMBER 2, 2014, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED SE 2014-SU-044  
SUBJECT TO DEVELOPMENT CONDITIONS DATED NOVEMBER 14, 2014 ON A MOTION MADE BY  
SUPERVISOR FREY.

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**Zoning Information**

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Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				PDH- 8	4,334.00 SQ FEE

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**Tax Map Numbers**

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054-4- /26/ /0201-

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**Approved Land Uses**

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**Zoning District: PDH- 8**

	APPROVED RESIDENTIAL DEVELOPMENT			APPROVED NON-RESIDENTIAL DEVELOPMENT		
<u>LAND USE</u>	<u>DWELLING</u> UNITS	<u>LAND AREA</u>	<u>NO. OF</u> ADU'S	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
CHCR/HOME		1,032.00 SQ FEET				
TOTAL	0	1,032.00 SQ FEET				

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**Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 11-14-2014

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<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
NUMBER OF EMPLOYEES	01-01-0001	0	N/A	0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
GRANTED WITHOUT TERM	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001